



11 Atherley Road | PO11 0JS | £460,000

GEOFF



FOOT

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Situated in a quiet close within a popular West Hayling location, this beautifully presented four-bedroom semi-detached home offers over 1,270 sq ft of versatile and well-designed accommodation, ideal for modern living. The property is conveniently located to West Town's local shops/amenities, playing fields, bus routes and the Hayling Billy Nature Trail. Hayling Sea Front with its pleasant coastal walks and picturesque views across to the Isle of Wight is just under a mile away (approx). Finished in a contemporary style with tasteful décor throughout, the property is perfectly suited to those seeking both comfort and flexibility. The ground floor is a standout feature, boasting four reception rooms that can be adapted to suit a variety of needs — whether for family living, entertaining, or creating dedicated work-from-home spaces. A modern fitted kitchen and convenient cloakroom complete the ground floor layout. Upstairs, the property offers four well-proportioned bedrooms along with a stylish and contemporary shower room, providing comfortable accommodation for families or visiting guests. Externally, the home benefits from an enclosed rear garden with both patio and lawn areas, ideal for relaxing or entertaining. To the front, a double-width shingle driveway provides off-road parking. A superb opportunity for families or professional buyers seeking a spacious and adaptable home in a peaceful yet convenient setting.

- 'OLDER STYLE' CHARACTER PROPERTY
- WELL PRESENTED WITH TASTEFUL DÉCOR THROUGHOUT
- FOUR BEDROOM, SEMI-DETACHED HOUSE
- ENCLOSED REAR GARDEN WITH PATIO & LAWN AREAS
- FOUR RECEPTION ROOMS – HIGHLY VERSATILE LAYOUT
- DOUBLE WIDTH SHINGLE DRIVEWAY FOR OFF-ROAD PARKING
- MODERN FITTED KITCHEN & GROUND FLOOR CLOAKROOM
- QUIET CLOSE IN POPULAR WEST HAYLING LOCATION
- STYLISH FIRST FLOOR SHOWER ROOM
- CONVENIENT TO WEST TOWN SHOPS/AMENITIES, BILLY TRAIL AND THEATRE

Freehold | EPC: C | Council Tax Band: D

The accommodation comprises:

Step and outside lights. Double glazed composite door to:

Hallway –

Laminate flooring. Light. Door to lounge. Door to:

Study –

Double glazed window to front. Radiator. Laminate flooring. Cloaks cupboard with hanging rail and shelf, cupboard over. Door to:

Cloakroom/Utility –

Close coupled WC and pedestal wash hand basin. Laminate flooring. Down lights. Built in utility cupboard with space and plumbing for washing machine and tumble drier. 'Vaillant' gas boiler.

Lounge –

Fireplace recess with fitted log burner, slate hearth. Double glazed window to front. Radiator. TV aerial point. Stairs rising to first floor. Small step to:

Sitting Area –

Radiator. Full length double glazed window and French doors to rear garden. Door to:

Dining Room –

Space for table and chairs. Laminate flooring. Double glazed window to rear garden aspect. Radiator. Double glazed window to side. Step down to:

Kitchen –

Range of grey gloss fronted base cupboards beneath work surface. Inset 1 1/2 bowl sink with mixer tap. 'Smeg' range style 6 burner gas cooker with splashbacks behind and extractor over. Tall larder cupboard. Integrated tall fridge/freezer. Downlights. Laminate flooring. Double glazed window to side. Radiator. UPVC double glazed door to rear garden.

Landing –

Radiator. Access to loft space.

Bedroom 1 –

Radiator with fitted cover. Floor to ceiling wardrobes. UPVC double glazed French doors overlooking rear aspect.

Bedroom 2 –

Double glazed window to front aspect. Radiator.

Bedroom 3 –

Double glazed window to front aspect. Radiator. Shelving.

Bedroom 4 –

Double glazed window to rear aspect. Radiator.

Family Shower Room –

Wide shower enclosure with overhead 'rainfall' style shower head. Close coupled WC and pedestal wash hand basin. Ladder style towel radiator. Attractive wall tiling. Mirror fronted bathroom cabinet. Downlighting. Tiled flooring. Obscured double glazed window to rear elevation.

Outside - Front –

Wide shingle laid driveway offering ample parking for 2-3 cars (approx). Shrubs and flowers to border. Side pedestrian gate to:

Rear Garden –

Mainly laid to lawn. Paved patio area. Two timber garden sheds. Shrubs to borders. Pond area. Feature Magnolia tree. Fence enclosed. Outside water tap.

[To view the virtual tour for this property please scan the QR Code >>](#)



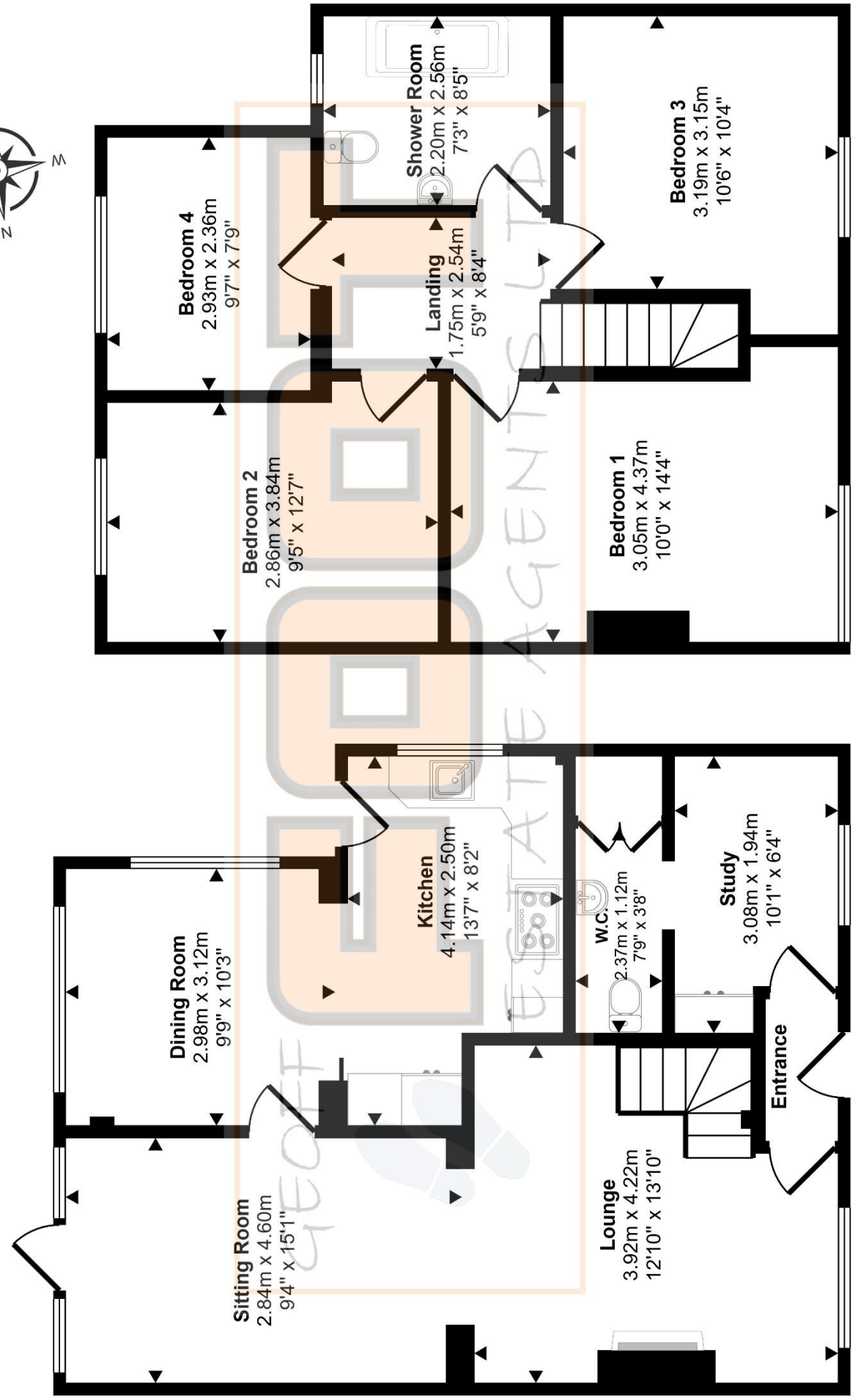
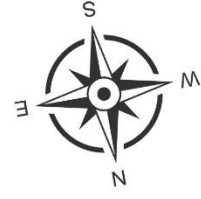
IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
119 sq m / 1279 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.